4.0 Zoning Districts, Uses and Standards Summary

Section 4.1 Intent

Section 4.2 Intent of Zoning Districts

Table 4.2A Intent of Zoning Districts

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Table 4.3A Levels of Review

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Section 4.4 Districts Standards

Table 4.4A District Standards Summary Table

Table 4.4B Vertical Mixed Use Overlay Standards Summary Table

4.1 Intent

The intent of this Chapter is to establish zoning districts to:

- A. Allow for a livable, sustainable, mixed-use, urban community;
- B. Balance environmental concerns with development pressures;
- C. Provide a consistent development pattern with strong streetwall;
- D. Provide for a general form of development that includes a variety of building forms;
- E. Incentivize structured parking;
- F. Provide a pattern of linked green spaces;
- G. Promote transit with a pedestrian and bicycle emphasis while accommodating vehicles; and,
- H. Ensure the health, welfare and safety of those who work, live and play in Central Issaquah.

4.2 Intent of Zoning Districts

- A. **Intent Statements of Each Zoning District.** The intent statements of each zoning district define the primary purpose of each district and shall aid in:
 - 1. Determining the appropriate location of uses;
 - 2. Determining appropriate conditions for development; and
 - 3. Providing the basis for the reviewing official to interpret the standards and provisions of this Code.
- B. **Energize Developments and Street Activity.** Uses shall support opportunities to activate developments, Circulation Facilities, the Movement Zone and unoccupied sites as all exist today and as they incrementally redevelop, such as with:
 - 1. Kiosks;
 - 2. Temporary uses;
 - 3. Pop-up businesses, markets, food carts and food trucks;
 - 4. Art installations; and
 - 5. Adaptation or re-use of existing buildings.

	Table 4.2A Intent of Zoning Districts	
Zoning District (~acres)	Intent	Central Plan District(s)
Village Residential (~54 acres)	The intent of the Village Residential District is to establish and preserve areas for moderate density residential uses and compatible commercial uses.	West Newport
Urban Core (~ 248 acres)	The intent is to provide a dense, vibrant, pedestrian friendly urban environment. Uses are mixed residential, commercial and office with active first floors that provide pedestrian interest.	Pickering; Gilman
Mixed Use (~293 acres)	The intent of the Mixed Use district is to provide mixed use neighborhoods with Class A office buildings, retail uses, high quality, medium density residential development and existing service businesses.	Eastlake
Mixed Use Residential (~60 acres)	The intent is to create a small to medium scale residential neighborhood with compatible commercial uses. The area shall serve as a buffer between the high and medium scale urban development to the north and the single and multifamily neighborhoods to the south.	Confluence
Urban Village (~77 acres)	Comply with approved Development Agreement.	Gilman
Intensive Commercial (~9 acres)	The intent of the Intensive Commercial district is to enhance the eastern gateway into Issaquah while providing areas for, office and light industrial and community services. Incubator spaces for innovative uses and fostering startups and other small businesses should also be provided.	Eastlake
Single Family – Suburban (~8 acres)	Single Family – Suburban – SF-S (4.5 du/acre): The primary purpose of this district is to provide for single family neighborhoods in an urban setting while buffering these neighborhoods from commercial services. Permitted uses include detached single family homes. Recreational uses which serve the neighborhood are also permitted as governed by the Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district: 1. Establish and preserve residential neighborhoods for detached single family units free from other uses except those which are compatible with, and serve the residents of, this district; 2. Discourage through arterial traffic which does not serve the affected single family neighborhoods; and 3. Provide opportunity for single family residential development in areas served by public and urban services.	Eastlake; Confluence

	Table 4.2A Intent of Zoning Districts	
Zoning District (~acres)	Intent	Central Plan District(s)
Mineral Resources (<1 acre)	 A. The purpose of the Mineral Resource ("M") zone is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by: 1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for nonextractive purposes; 2. Providing neighboring properties with notice of prospective extracting and processing activities; 3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties; and 4. Requiring that all plats, short plats, Development Permits, and Building Permits issued for development activities on, or within five hundred (500) feet of, lands designated as mineral resource lands contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development, and that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. The notice shall also state that processing of off-site mineral materials, including recyclables, may continue after all mineral extraction from the site ends. 	Eastlake
Community Facility (~57 acres)	The primary purpose of this district is to provide for public benefit uses on publicly owned property, and to further specify which uses are appropriate for specific properties through the creation of the Community Facilities Open Space (CF-OS), Recreation (CF-R) and Facilities (CF-F) zones. Public lands are a limited resource and all administrative departments, the Council and Boards and Commissions should work collaboratively to determine the best use of public lands for the benefit of the community. Health, safety, public amenity, economic vitality and environmental protection concerns should be balanced in determining use. Multiple public uses are encouraged. The Community Facilities District will separate public land (City, county, school district, special district, state, and federal) that is being utilized or planned for public benefit uses into separate zoning categories.	Pickering; Gilman; Eastlake; Confluence

Table 4.2B Intent of Overlays								
Overlay	Intent	Central Plan District(s)						
Vertical	The intent is to establish an overlay within the Urban Core where	Gilman						
Mixed Use	viable mixed use development is required. Where parcels shown to							
	have Required Ground Floor Frontages as indicated in Figure 4B							
	Central Issaquah Vertical Mixed Use Overlay map, buildings are							
	required to be a minimum of two floors with the ground floor of							
	buildings comprised of active uses that ensure a dense, vibrant,							
	pedestrian friendly urban environment and a destination for							
	neighborhood servicing retail/services and food and beverage uses.							

4.3 Table of Permitted Land Uses

A. Table 4.3A Levels of Review.

1. **Levels of Review:** The Level of Review is determined as noted in Table 4.3B of Permitted Land Uses, or as established by Table 4.3A Levels of Review. If different Levels of Review are indicated between Section 4.3A and 4.3B, then the highest Level of Review is the required Level of Review, except as may be determined by Section 3.3A, Increase Level of Review.

	Table 4.3A Levels of Review ¹										
Zones	Level 0	Level 1	Level 2	Level 3							
Urban Core	≤ 4,000 sq. ft. gross floor area	>4,000 - <45,000 sq. ft. gross floor area		\geq 45,000 sq. ft. gross floor area Or Site \geq 3 acres ¹ Or designated parcels ²							
Mixed Use, Intensive Commercial, Mineral Resources	≤ 4,000 sq. ft. gross floor area	>4,000 - <45,000 sq. ft. gross floor area		≥ 45,000 sq. ft. gross floor area Or Site ≥ 3 acres ¹ Or designated parcels ²							
Village Residential, Mixed Use Residential & Mixed Use (south of Gilman), Single Family Suburban	≤ 4,000 sq. ft. gross floor area	>4,000 - <10,000 sq. ft. gross floor area	≥ 10,000 - < 45,000 sq. ft. gross floor area	\geq 45,000 sq. ft. gross floor area Or Site \geq 3 acres ¹ Or designated parcels ²							

¹ A site equal to or greater than three (3) gross acres including any contiguous parcel under common ownership that is equal to or greater than 3 acres. Site size does not establish Level 3 Review for proposed developments with less than 4,000 square feet of gross floor area.

²Parcels with greater than 4,000 gross square feet of proposed development that abut, have frontage or access from the following corridors: NW Maple Street, Newport Way NW, NW Gilman Boulevard (east

of SR 900), 12th Avenue NW (south of Interstate 90, (I-90), 17th Avenue NW (SR 900), NW Sammamish Road, East Lake Sammamish Parkway SE (ELSP), SE 51st Street, 220th Avenue SE, 221st Place SE, 4th Avenue NW, SE 56th Street, the intersection of SE 56th Street east to the Central Issaquah Boundary, SE 62nd Street, SE Black Nugget Road, NW Poplar Way, and properties generally parallel to I-90 (See Figure 4C).

B. Table 4.3B Table of Permitted Land Uses

- 1. **Permitted Uses:** P = PERMITTED; P(Number) = PERMITTED with Level of Review (0, 1, 2, 3) [i.e. P2 = Permitted with Level 2 Review]; Empty box = NOT PERMITTED.
- 2. **Unclassified Uses.** Those uses which are not listed on the table below but are listed in IMC 18.06.130, Table of Permitted Land Uses, are Not Permitted in any Central Issaquah zone. Those remaining uses which are not listed on the table below and are also not listed in IMC 18.06.130, Table of Permitted Land Uses, shall be determined by the Director, through a Level 0 Review process, as to the appropriate zoning district(s) permitted for that use and the appropriate Level of Review.
- 3. **Review Procedures.** See Chapter 3.0 Procedures for review procedures.
- 4. Late Night/Early Morning Hours of Operation. Except in the Urban Core zone, any use with business hours that extend into the time period of midnight to 4:00am requires Level 2 Review unless a higher level of review is required.
- 5. Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within the critical aquifer recharge areas (see Exhibit C to Ordinance 2500) that have the potential to degrade water quality in the CARA may be prohibited or conditioned as established in IMC 18.10.796, Critical Aquifer Recharge Areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.
- 6. **Optional Master Site Plan Review.** To achieve the purposes that Master Site Plans provide such as permit approval for longer than 5 years; and conceptual approval of a site layout that builds out through individual (A)SDP's, an applicant may request, and the Director may agree, to follow a Level 5 Master Site Plan permit and review process, <u>IMC 18.04.500</u> and <u>18.07.580</u>. This option applies to proposals greater than or equal to three (3) acres.

Table 4.3B Permitted Land Uses										
	ZONING DISTRICTS									
LAND USES ¹	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Intensive Commercial (IC)					
AGRICULTURE/RESOURCE										
Botanical Gardens, Arboretum		Р	Р	Р	Р					
Commercial or Public Greenhouses				Р	Р					
Christmas Tree or Produce Stands, Vendors, Seasonal: Temporary	See Com	mercial: Ac	cessory	& Temp	oorary Uses					
Marijuana Producer (recreational) or Processor	See Industrial/Intensive Commercial									
Trailhead	See Public/Quasi-Public: Recreation									

DECIDENTIAL 2								
RESIDENTIAL ³								
Dwellings, Single Family: Detached (including manufactured homes)	Р	Р		Р				
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex; (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex)	Р	Р	Р	Р				
Dwellings, Multifamily (5 or more units); Assisted Living Facility ⁴	Р	Р	Р	Р	P* Only as part of a mixed-use development			
RESIDENTIAL: Accessory Uses								
Accessory Dwelling Unit	Р	Р		Р				
Family Day Care Center ⁵ ; Adult Family Home/Community Group Care Facility/Crisis Residential Center; Resident Club House	Р	Р	Р	Р				
Home Occupations See IMC 18.07.470, Home occupations. Unless otherwise regulated, the MF-H column of Table 18.07.470 will determine the permitted uses and Level of Review.								
PUBLIC/QUASI-PUBLIC								
Banquet/Meeting/Reception Hall (public or private), Bus, Taxi, Van, Transit Station, Bikestation; Church/Religious Facility w/ or w/o Accessory Day Care Center; Community Center (with or without an Accessory Day Care Center); Day Care Center as Accessory Use to a Public/Quasi-Public Use; Environmental Improvements; Government Facility: Offices, Fire/Police Station, Maintenance Site, etc; Museum/Art Gallery, Library; Park and Ride Parking Lot or Structure; Social Services/Nonprofit Organizations	Р	Р	Р	Р	Р			
Funeral Home/Mortuary/ Memorial Chapel				Р	Р			
PUBLIC/QUASI-PUBLIC: Essential Public	Facilities							
Adult Family Home ⁵	Р	Р	Р	Р	Р			
Schools, State Educational Facilities	See Public/	Quasi-Public	– School	, College	e or University			
Utility Facilities, Major	Se	ee Public/Qu	Jasi-Puk	olic: Utili	ties			
Unspecified Essential Public Facility	P3	P3	P3	P3	P3			
PUBLIC/QUASI-PUBLIC: Schools, Public	and Private							
Preschool (Pre-Kindergarten)		ntial: Access and Retail/Se	-		ily Day Care are Center			

School, Elementary/Kindergarten, Junior High/Middle, or Senior High/High, Vocational/Technical or Business	Р	Р	Р	Р	Р
School, College or University	P3	Р3	P3	P3	P3
PUBLIC/QUASI-PUBLIC: Utilities					
Utility Facility, Major ⁷	P2	P2	P2	P2	P2
Utility Facility, Minor ^{7, 8}	Р	Р	Р	Р	Р
Wireless Communication Facility	See IMC	18.22, Wireles	s Comm	unicatio	n Facilities
PUBLIC/QUASI-PUBLIC: Outdoor Recrea	ıtion				
Baseball, Soccer, Football Fields; Neighborhood Park/Picnic Area/ Mini Park/Tot Lot; Community Park, Community Gardens; Stadium/ Arena/ Amphitheater, Swimming Pool; Trailhead	Р	Р	Р	Р	Р
RECREATION					
Amusement Parlors/Video Arcades; Billiards and Pool Hall; Miniature Golf		Р	Р	Р	Р
Bowling Alley			Р	Р	Р
Card Room - Commercial	Se	e Chapter 5	.28 IMC	, Gamb	oling
Health/Fitness Club; Karate School, Dance/Yoga/Pilates Studio; Theater, Live and Movie	Р	Р	Р	Р	Р
Shooting Range – Indoor					Р
ACCESSORY & TEMPORARY					
Alternative Energy System – Solar/Geothermal	PO	PO	P0	P0	PO
Alternative Energy System – Wind (Demonstration Project) ⁹	Р	Р	Р	Р	Р
Automobile Service Station ²³	See Auto	omotive – Au	ıtomoti	ve Servi	ce Station
Automatic Teller Machine (ATM)	Р	Р	Р	Р	Р
Day Care Center; Drive-Through Window or Station Facility with any permitted use (unless noted otherwise within this table) ²³ ; Electric vehicle infrastructure; Satellite Dish/Broadcast and Receiving Towers ⁶ ; Vending Stand, Accessory: including espresso, flowers, food, produce, and seasonal items/Christmas trees ¹²	Р	Р	Р	Р	Р
Buildings/Structures(temporary); Construction Trailer	Р	Р	Р	Р	Р

Private Outdoor Retail Display/ Sidewalk Sale	See IMC 18.07.540, Private Outdoor Retail Display/Sidewalk Sales							
Vending Stand, Nonaccessory: including espresso, food, food trucks, and general retail merchandise		Р	Р	Р	Р			
AUTOMOTIVE ^{13, 14}								
Automobile Emission Testing Facility ²³				P ¹⁵	Р			
Automobile Insurance Service Center ²³ ; Automobile Service Station ²³		Р	Р	Р	Р			
Maintenance/Service Shops ²³ - Auto, Truck, Large Vehicle & Heavy Equipment, Motorcycle, Scooter, etc. ¹⁵			P15	P15	Р			
Car Wash ²³ ; Automobile and Truck Rental ^{15, 23}			Р	Р	Р			
Auto Parts and Accessories (tires, batteries, etc.) 15		See Retail/S	ervice -	- Gener	al			
Sales/Dealership ²³ – Automobile, Truck, Large Vehicle and Heavy Equipment (RV, tractor trailer, construction equipment, etc.), Motorcycles, Scooters, etc.; Paint and Body Repair Shops ¹⁵ , ²³			P ¹⁵	P ¹⁵	Р			
Parking Lot or Garage, Commercial	Р	Р	Р	Р	Р			
Storage, Outdoor ²³	See Industri	al/Intensive Co	ommerc	ial – Stor	age, Outdoor			
FOOD AND BEVERAGE ²⁴								
Banquet/Reception Hall (public or private)	Ва	See Public Inquet/Meet	•					
Bar/Tavern (with or without Live Entertainment); Brewery/ Microbrewery/Winery ¹⁶	Р	Р	Р	Р	Р			
Coffee/Espresso Stand		ssory & Temp ses – Vending						
Grocery Store, Large Scale (over 45,000 sq. ft.)			Р	Р	Р			
Convenience Store and Grocery Store, Neighborhood, up to 4,000 sf; Convenience Store, Intensive and Grocery Store, Midscale (4,000 – 45,000 sq. ft.); Liquor Store; Restaurant/Cafe/ Coffee Shop (w/ or w/o drive-through)	Р	Р	Р	Р	Р			
(vv) anva maagm								
HOTEL/LODGING								

		Б	Б	Б	Б		
Conference Center		Р	Р	Р	Р		
Bed and Breakfast ¹⁷ , Guest House ¹⁷ , Inn	Р	Р	Р	Р	Р		
INDUSTRIAL/INTENSIVE COMMERCIAL							
Contractor/Trade Office (with accessory shop and no outdoor storage)		P15	P ¹⁵	P ¹⁵	Р		
Creamery, Dairy or Bottling Plant					Р		
Manufacturing, Light (indoor and 30,000 sq. ft. or less): includes Coffee Roaster; Metal Fabricator/ Metal Work; Glass Blowing/Glass Work; Brewery/Microbrewery/Winery; Clothing Fabrication; Canning, Bottling, Preserving and Packaging of Foods and /or Beverages 16			P16	Р	Р		
Flex Commercial Space/ Flex Space	Р	Р	Р	Р	Р		
Manufacturing, General; Machine Shop; Storage, Outdoor ¹⁹ ; Raw Materials Processing (wood, metal, etc.); Recycling Center; Sand Blasting; Welding Shop; Light Industrial					Р		
Marijuana Producer or Processor (recreational) ¹⁰					P2		
Printing and Publishing; Research and Development Lab			Р	Р	Р		
Rental Equipment Shop 15			Р	Р	Р		
Storage, Self (completely enclosed) ²⁰				P ²⁵			
MEDICAL							
Ambulance/Emergency Facility (private)	P2	P2	Р	Р	Р		
Drugstore/Pharmacy		See Retail/S	ervice -	- Gener	al		
Hospital			Р	Р	Р		
Medical and Dental Offices/Massage Therapists/Chiropractors/Naturopaths	1 SAA LITTICA IPTOTASSIONAL						
Veterinary Clinic (animal) ²	Р	Р	Р	Р	Р		
OFFICE/PROFESSIONAL/FINANCIAL							
Office, General/ Professional/ Financial; Medical or Dental; Massage Therapists, Chiropractors, or Naturopaths	Р	Р	Р	Р	Р		
Automatic Teller Machine (ATM); Drive-Through Window/Station Facility		See Access	ory & Te	mporar	У		

:II A B :II I Off: /							
with Any Permitted Office/ Professional/ Financial Use ²³							
RETAIL/SERVICE ²⁴							
Retail/Service – Scale and Operations: apply to all retail and service uses. The operation or by use shall apply.		•			•		
General Retail Service, greater than 10,000 sq. ft. gross floor area			Р	Р	Р		
General Retail Service, 3,001 sq. ft. up to 10,000 sq. ft. gross floor area	P ²¹	P ²¹	Р	Р	Р		
General Retail Service, up to 3,000 sq. ft. gross Floor Area	Р	Р	Р	Р	Р		
Drive-Through Window/Station Facility with Any Permitted Retail/Service Use ²³	See Accessory & Temporary						
RETAIL/SERVICE – Specific Land Uses ²⁴							
Day Care Operation		See Resident	ial – Sin	gle Farr	nily		
Day Care Center; Dry Cleaning and Pressing Shop ²² ; Laundromat	Р	Р	Р	Р	Р		
Plant Nursery w/ or w/o Outdoor Storage ¹⁵			Р	Р	Р		
Flower Stand		See Access	ory & Te	emporai	γ		
Marijuana Retailer (recreational) 10			P2	P2	P2		
Pet Day Care/Pet Shop ²	Р		Р	Р	Р		
Unclassified Use - See Procedure for U	nclassified U	ses, Chapter	4.2.A.3				

Footnotes.

- 1. For uses permitted in the Single Family Suburban zone, see IMC 18.06.130, Table of Permitted Land Uses.
- 2. Outdoor accessory services and/or uses, see IMC 18.07.180, Animals Veterinary Clinic/Boarding Kennel/Pet Daycare. Commercial Boarding Kennels are permitted only as an accessory use to a Veterinary Clinic or Pet Store.
- 3. Level of Review in this table applies to individual residential uses on existing lots. See Chapter 18.04 IMC, Procedures, for level of review required for subdivisions and/or short subdivisions, and Chapter 18.13 IMC, Subdivisions.
- 4. See IMC 18.02.060, Definitions D, "Day care operation," for additional criteria.
- 5. Adult family home maximum allowed attendees shall not be greater than six (6).
- 6. Dishes over twenty (20) inches in diameter require review. IMC 18.22, Wireless communication facilities, may also apply.
- 7. Major = Significant impact to adjacent properties. Minor = not a significant impact to adjacent properties.
- 8. Hazardous liquid transmission pipelines must comply with the Critical Aquifer Recharge Areas (CARA) regulations, IMC 18.10.796.
- 9. See IMC 18.07.137, Alternative Energy Systems.
- 10. See IMC 18.07.512 Recreational Marijuana Facilities for additional requirements.
- 11. RCW 70.105.225 requires all local governments to designate zones for these facilities, according to state siting criteria. These facilities are prohibited in Class 1, 2, and 3 CARA. Aboveground storage tanks for

- hazardous substances or hazardous waste with primary and secondary containment area and spill protection plan are allowed in Class 1, 2, and 3 CARA subject to compliance with federal and state standards. Processing, storage, and disposal of radioactive substances (except certain medical uses) is prohibited in Class 1, 2, and 3 CARA.
- 12. Subject to approval criteria in IMC 18.07.570.
- 13. All Automotive uses subject to Design Criteria screening requirements and location of surface parking areas, garage bays, etc. behind or at the side of buildings.
- 14. In all CARA classes, vehicle repair and servicing must be conducted indoors over impermeable pads. Underground storage tanks with hazardous substances are required to demonstrate to the City that the facility complies with federal and state laws. No dry wells shall be allowed. Wrecking yards are prohibited in Class 1, 2, and 3 CARA.
- 15. Use, including vehicle maintenance and service activities must be enclosed within a Building and comply with Design Standards including, but not limited to, ground floor storefront orientation to the sidewalk and street, parking and outdoor storage, including vehicle storage, located to the rear or side of the site and screened from Circulation Facility view. Plant Nurseries may have outdoor display visible from Circulation Facility view.
- 16. If the majority of the square footage of the buildings or structures within the brewery or winery, coffee roaster, metal fabrication/metal work, glass blowing/glass work, clothing fabrication, canning, bottling, preserving and packaging of foods and /or beverages are devoted to manufacturing of the product, then "manufacturing" shall be considered the primary use. The review process and development standards shall be based upon the primary use, as defined by the majority of the structure square footage. If located in the Urban Core, there shall be a retail component of the manufacturing use on site. The parking requirements shall be calculated based on all the uses, as governed by Chapter 8.0 Parking. Product distribution and truck traffic regarding these manufacturing uses shall be addressed in order for least impact to surrounding uses.
- 17. Not operated as a home occupation. For home occupations, see IMC 18.07.310, Home Occupation Standards.
- 18. No adult entertainment facility shall be permitted to locate in any zone, including the IC zone, within the territory of the North Issaquah annexation area, as described in Ordinance No. 2255. In general this applies north of NE Locust Street.
- 19. Accessory outdoor storage regulated by design standards.
- 20. See IMC 18.07.527, Self-storage Facility Standards.
- 21. General Retail is permitted only when more than one tenant occupies the space.
- 22. Dry cleaning using chlorinated solvents is prohibited in Class 1, 2 and 3 CARA.
- 23. Uses are considered Prohibited Uses in the Vertical Mixed Use Overlay as defined in Figure 4A Central Issaquah Zoning Map and 4B Vertical Mixed Use Overlay.
- 24. Refer to 4.4.F Standards for Vertical Mixed Use Overlay for Ground Floor Use requirements.
- 25. Parcels fronting East Lake Sammamish Parkway SE or 221st Place SE only

4.4 District Standards

- A. **Applicability.** This subsection sets forth the dimensional requirements for each zoning district in Central Issaquah. The District Standards Table found in IMC 18.07.360 does not apply in the Central Issaquah zoning districts. Each structure, development, or activity in a Central Issaquah zoning district shall comply with these requirements except as otherwise provided in this Section.
- B. Floor Area Ratio. The relationship between the amount of Gross Floor Area in a Building (or Buildings) and the Developable Site Area on which the Building(s) stands. It is obtained by dividing the Gross Floor Area of a Building by the Developable Site Area. Structured, underbuilding, and surface parking is not included in the Gross Floor Area calculation.

Gross Floor Area of a Building(s)

	= FAR
Developable Site Area	

For Sites separated by rights-of-way, FAR will be calculated based on the FAR across the entire Site, and density and impervious surface coverage may be transferred among parcels, provided the Site meets other applicable regulations. For other unique or undefined configurations, the Director will determine the definition of Site. In a mixed use development with different FAR limits, the FAR will be the use with the majority square footage. For example, if 50.6 % of the building area is residential, then the whole project will use the residential FAR.

- C. **Base FAR.** The base FAR is what is allowable by right in each district. The base FAR may not be exceeded without providing significant amenities as defined in Chapter 5.0 Density Bonus Program.
- D. **Minimum FAR.** The minimum FAR listed on the District Standards Table is required for new Development and Redevelopment in: 1) the Urban Core zone and, 2) Sites totaling three (3) contiguous acres or more outside the Urban Core zone.
 - 1. Intent: The intent of the standards for sites which require a residential minimum FAR is to increase the number of units (density) on mixed use and residential developments.
 - 2. Exception: Redevelopment of existing Automobile Service Stations on the date of adoption of these Standards in the Urban Core zone.
 - 3. The minimum FAR may be reduced for the first phase, or early phases, of multi-phase development through an Administrative Adjustment of Standards process if all of the following criteria are met:
 - a. **Vision.** The proposed alternative is equal or superior to the Central Issaquah Plan vision, goals, and policies; and
 - b. **Access.** The proposal will not create negative impacts to the abutting properties or rights-of-way, dedicated tracts, or easements; and
 - c. **Intent.** The adjustment will be equal to, or superior in, fulfilling the intent and purpose of the original requirements; and
 - d. **Safety.** The proposal does not negatively impact any safety features of the project, nor create any hazardous features; and
 - e. **Services.** The proposal will not create negative impacts to public services, including but not limited to fire and emergency services; and
 - f. **Site Plan Provided.** The applicant shall provide a site plan showing build-out of schematic infrastructure and buildings to achieve the minimum FAR including water, sewer, and storm routes and facilities; Circulation Facilities; and Critical Area designations and buffers, including a basic report with average cost construction figures for type of development, rental/sale estimated figures and the capitalization rate, examples of close comparisons to other developments of an equivalent size within City or region or other analysis as allowed by the Director in addition to a covenant recorded against the property to ensure buildout occurs as provided in the site plan. Modification of the proposed site plan may be required to reserve portions of the site to address these schematic infrastructure plans and buildings to achieve the minimum FAR in later or the final phase(s).
- E. **Building Height Measurement for Nonshoreline Areas.** Building or structure height shall be measured from the average grade of the existing or finished grade, whichever results in the

"stronger relationship" to each designated Circulation Facility, as defined below and allowed in Section 6.4, to the midpoint of the highest gable of a pitched or hipped roof with a minimum 4:12 pitch and a maximum of 12:12 pitch, or the highest point of the coping of a flat roof. All parts of the roof extending above the base building height shall be a minimum 4:12 pitch, unless specifically excepted in IMC 18.07.060(B)(4). Gabled dormers may comprise no more than fifty (50) percent of the total roof area as measured in plan view. No portion of a shed roof shall extend above the base building height limit. An architectural feature may not be used to measure or establish building height. This standard supersedes IMC 18.02.040 Definition – Building Height and IMC18.07.060.B.1 and B.3 Building height. Building height measurement should implement the goals of the Central Issaquah Standards such as providing a streetwall, creating a strong Public Realm, having buildings with a strong relationship to Circulation Facilities.

The "stronger relationship" to each Circulation Facility includes:

- 1. The grade chosen orients development so that it defines the Public Realm and implements the Standards in Chapter 11.0 Site sections 11.3.D.8 and 11.3.F I; and
- 2. Standards in Chapter 14.0 Buildings will be met with the grade chosen, specifically sections 14.2.D and F, 14.3.A.5 and 14.4.A B; and
- 3. It enhances the Public Realm adjacent to designated and additional circulation facilities; and
- 4. Avoids extreme character altering filling; and
- 5. Provides for a grade relationship to the street between buildings and the designated circulation facility; and
- 6. Complies overall with Vision of the Central Issaquah Plan and the Purpose and Intent of the Central Issaquah Development and Design Standards.

F. Standards for Vertical Mixed Use Overlay.

- Ground Floor Height Requirements. For buildings located within the areas where there are Required Ground Floor Frontages as determined by Figure 4B Central Issaquah Vertical Mixed Use Map, ground floor height shall be a minimum of 15 feet and a maximum of 20 feet.
- 2. Ground Floor Use Requirements. Food and Beverage, Retail/Service and Retail/Service-Specific Land Uses permitted in the Vertical Mixed Use Overlay area required within the ground floor of buildings in the following locations:
 - a) Required Ground Floor Frontages per Figure 4B Central Issaquah Vertical Mixed Use Overlay; and
 - b) At intersections for a minimum distance of sixty (60) feet from the corner.
- 3. Structured Parking Requirements. Refer to Chapter 8.0 Parking, Section 8.18 Structured and Surface Parking: Development, Design and Construction Standards.

	Table 4.4A District Standards Summary Table ¹											
	Ratio (F	Ratio (FAR)										
	M	in ²	Ва	ase ³ Max		Height⁴		Setbacks⁵				
Zoning Districts	Residential	Commercial	Residential	Commercial	Residential	Commercial	Base	Max ⁸	Side	Rear	Build-To- Line ⁶ (Maximum Setback)	Maximum ⁷ Impervious Surface
Village Residential	n/a	n/a²	1.25	1.0	3.0	3.0	48′	65′	0′	0′	0' - 15'	80%
Mixed Use Residential	n/a²	n/a²	1.25	1.0	2.0	2.0	40'	65'	7'	7'	0' - 10'	80%
Urban Core ⁹	.75	.55	3.0	1.25	5.0	5.0	60′	125′	0′	0'	0' - 10' ⁵	95%
Mixed Use ¹¹	n/a²	n/a²	2.5	1.25	3.5	3.5	60′	85'	0′	0'	0' - 10'5	90%
Intensive Commercial	n/a²	n/a²	.5	.5	.5	.5	48′	65'	0′	0′	0' - 10'	90%
Single Family – Suburban		See IMC 18.07, Required Development and Design Standards										
Community Facilities (except Public Schools and Public Buildings)		Determined by most restrictive contiguous zoning. ¹⁰										
Urban Village		•	_	_	•	_	No C	Changes			_	

- 1. This table represents a summary of some key development standards. See also the Development and Design Standards that may require more restrictive standards.
- 2. Those properties required to meet a minimum FAR, and which are located in the Urban Core zone must also meet a minimum density for residential and mixed use developments of 36 units/Developable Acre, the requirement for Urban Center/Regional Growth Center development.
- 3. See Chapter 4.0, Section 4.4.B, C, D for FAR requirements. The process to increase FAR and Building Height from the Base to the Maximum height is through a Fee for Open Space or Affordable Housing payment. See Chapter 5.0 Density Bonus Program.
- 4. Base height may increase to 54 feet in Village Residential, Mixed Use Residential and Intensive Commercial zoning districts and 66 feet in Urban Core and Mixed Use zoning districts to accommodate additional first floor height such as for Retail and Service uses (at least 15 feet tall) or Office entrance lobbies or underbuilding parking. Additional height to be determined through application of the Design Standards. For height exemptions, see IMC 18.07.060.B.4.
- 5. Setbacks: The Standards including, but not limited to, "Site Design" and "Landscaping" requirements may require additional setbacks.
- 6. Build-To-Line: For front property lines and other building frontages that require a street presence as determined by the "Site Design" standards. If not at the o' line, such as for Office or Residential privacy, then follow the Design Standards, including Chapter 11.3.F for pedestrian friendly landscape softening measures.
- 7. Impervious Surface: The Standards including, but not limited to, "Community Space" and "Landscaping" may require additional pervious surface. Except Urban Village, Community Facilities, SF-Suburban and Urban Core, all zoning districts may be eligible for 5% additional impervious surface if the applicant meets the Administrative Adjustment of Standards criteria established in Chapter 1.0 Purpose and Applicability, Section 1.1 E.4 Approval Criteria.
- 8. For Maximum Height provisions see Chapter 5.0 "Density Bonus Program". 110 Foot separation is required between High Rise Buildings, see Chapter 14.0 Buildings, Section 14.3.A.8.
- 9. Twelve and one half percent (12.5%) of residential units in multifamily and mixed use developments must be low-moderate affordable income housing or, alternatively, ten percent (10%) of residential units must be low income affordable housing (IMC 18.21.070). The affordable units shall meet the provisions of IMC 18.21 Affordable Housing. For affordable housing requirements within the Vertical Mixed Use overlay, see Table 4.4B Vertical Mixed Use Overlay Standards Summary Table.

- 10. Base development standards for public schools and Public Buildings are determined by IMC 18.07.480 Community Facilities Standards.
- 11. Seven and one half percent (7.5%) of residential units in multifamily and/or mixed use developments must be mid-moderate affordable income housing or, alternatively, five percent (5%) must be low-moderate income affordable housing (IMC 18.21.070). The affordable units shall meet the provisions of IMC 18.21 Affordable Housing.

Table 4.4B Vertical Mixed Use Overlay Standards Summary Table 12, 13, 14												
	Floor Area Ratio (FAR)											
	Min		Base		Max		Height		Setbacks			
Overlays	Residential	Commercial	Residential	Commercial	Residential	Commercial	Base	Max	Side	Rear	Build-To- Line (Maximum Setback)	Maximum Impervious Surface
Vertical Mixed Use Overlay	2.5	2.5	5.0	5.0	8.0	8.0	85′ ¹⁴	125′	0′	0′	0' - 10' ⁵	95%

- 12. These standards apply to those properties designated Urban Core Vertical Mixed Use per Figure 4B. Vertical Mixed Use Overlay Map. Fifteen percent (15%) of units in multifamily and mixed use developments must be affordable housing with a mix of ten percent (10%) of residential units mid-moderate income affordable housing (IMC 18.21.070) and five percent (5%) of residential units low income affordable housing. Alternatively, ten percent (10%) of residential units must be low income affordable housing (IMC 18.21.070). The affordable units shall meet the provisions of IMC 18.21 Affordable Housing.
- 13. Setbacks: The Standards including, but not limited to, "Site Design" and "Landscaping" requirements may require additional setbacks.
- 14. Refer to 4.4.F Standards for Vertical Mixed Use Overlay for Ground Floor Height Requirements.





